Type: CRP
Recorded: 7/23/2025 9:06:51 AM
Fee Amt: $156.00 Page 1 of 2
Revenue Tax: $130.00
WAYNE COUNTY, NC
TINA ARNDER Register of Deeds

BK 4004 PG 646 - 647

Indexed

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Alan B. Hewett, a licensed North Carolina attorney. Delinquent Taxes, if any, to be paid by closing attorney to the county Tax Collector upon disbursement of closing proceeds.

Excise Tax:	$130.00
Parcel ID:	Lot 246 – Parcel No. 0106341; PIN 2663544126
Mail/Box to:	Grantee
Prepared by:	Alan B. Hewett, Hewett Law Group, P.A., 101 Blackstone Lane, Selma, NC 27576
Brief description for the Index:	Lot 246, Gander Lake Phase 7

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of July, 2025, by and between:

GRANTOR	GRANTEE
Gander Lake Development, LLC, **a North Carolina limited liability company** **PO Box 190** **Clayton, NC 27528**	**Neuse River Homes, LLC,** **a North Carolina limited liability company** **PO Box 190** **Clayton, NC 27528**

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Buck Swamp Township, Wayne County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 246, Gander Lake, Phase 7, as shown in Plat Cabinet P, Slide 65D (1&2), Wayne County Registry, reference to which is hereby made for a more complete description.

Submitted electronically by "Hewett Law Group, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wayne County Register of Deeds.

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Printed by Agreement with the NC Bar Association

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3787 page 249.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Cabinet P Slide 65D (1&2).

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1 – 2025 Ad Valorem taxes.
2 – General utility easements, restrictions and right of ways of record.
3 – This conveyance is made subject to the terms and provisions of the Declaration of Covenants, Conditions, and Restrictions recorded in Deed Book 3106, Pages 205-334, Book 3179, pages 181-183, Book 3759, page 644, Book 3622, page 717-718, Book 3782, page 660 and Book 3820, page 851, as it may have been, or will be in the future, amended, Wayne County Registry.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

_____ Name:	**Gander Lake Development, LLC** **Entity Name**
_____ Name:	By: _____ Name: **John H. Richard** Title: **Manager**
_____ Name:	
_____ Name:	By: _____ Name: Title:

STATE OF NORTH CAROLINA, COUNTY OF JOHNSTON

I Tracy H Perry, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22nd day of July 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **John H. Richard, Manager.**

Affix Notary Seal/Stamp

TRACY H PERRY
NOTARY PUBLIC
JOHNSTON COUNTY NC

_____
Notary Public (Official Signature)
My commission expires: 8/2/2025

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